

CONSERVATION COMMISSION  
REGULAR MEETING MARCH 18, 2008

E. CURTIS AMBLER ROOM

These minutes are not verbatim, but represent a summary of major statements and comments. For minutes verbatim, refer to audiotape on file in the Office of the Town Clerk. Audiotapes are retained for the minimum period required under the retention schedule as provided under Connecticut Law.

Chairman Block called the call the roll call at 7:00 p.m. and noted Commissioners Byer, Igielski, Pappa and Shaffer present. Also present were Alternates Harlow, Turgeon and Zelek and Mr. Anthony Ferraro, Town Engineer.

NOTE: Chairman Block designated that Alternate Harlow would vote for vacant position.

ITEM III  
ACCEPTANCE OF MINUTES

Regular Meeting of February 19, 2007

Commissioner Shaffer noted on top of Page 4 his name was misspelled Shaffer (Schaffer).

Commissioner Byer noted on bottom of Page 1 her name was misspelled Byer (Beyer).

Motion made by Alternate Harlow to accept the minutes as amended and was seconded by Commissioner Shaffer. There was no discussion. Vote was 6 yes, 0 no and the motion was carried.

ITEM IV  
PUBLIC PARTICIPATION ON NON-AGENDA ITEMS: NONE

ITEM VA  
Election of Officers (Commission Secretary)

No action was taken to fill the position.

Motion made by Commissioner Shaffer to table the item over to the April meeting and was seconded by Commissioner Pappa. There was no discussion. Vote was 6 yes, 0 no and the motion was carried.

NOTE: Chairman Block designated that Alternate Turgeon would vote for Commissioner Shapiro.

## ITEM VB

### APPLICATION 2008-2, Family Adult Daycare, Willard Avenue

Mr. Alan Bongiovanni, a registered Land Surveyor, and representing the applicant entered the following remarks into the record:

- A. The subject parcel of land contains about two (2) acres, fronts on 395 Willard Avenue (Lot 11 on the former Fafnir property) and abuts the northerly property line of the Fountain Point development currently under construction.
- B. The original approved plan of development for the property called for a detention basin to be installed along the northerly property line of Lot 11.
- C. The existing detention basin contained heavy soil at the westerly end of the basin that over time has turned into 4,000 square feet of wetland.
- D. Access into the site would be by an existing common driveway with the Fountain Point development with access from Willard Avenue that would be extended through to the existing driveway that abuts to the west,
- E. The proposal is to construct a 15,000 square foot building with associated parking and infrastructure improvements.
- F. The building would be serviced by MDC sewer and water.
- G. A major question was how to handle the storm water drainage activity within the 100 foot buffer. This would be accomplished by relocating the existing detention basin from along the north property line to a location along the westerly property line from the fore bay areas southerly to the vicinity of the out fall for drainage from the Fountain Point development.
- H. The storm water management plan calls for a focus on sheet flow, pre-treatment swales, wetland preservation and pre-treatment. Maintenance should not be a problem because any build up of sediment would become visible.

Mr. Ferraro asked Mr. Bongiovanni to comment on the sewer and water lines (that traverse the property)? Mr. Bongiovanni responded the existing sewer and water lines from Willard Avenue (to the former Fafnir Bearing building) would go through the proposed building. These lines would be cut on either of the new building and plugged. New lines would be installed and connected into on site facilities.

Mr. Ferraro noted Development of the property would eliminate an existing drainage problem associated with the Fountain Point development. The grade of the outlet pipe was in conflict with the existing sanitary sewer line under discussion. This conflict resulted in the outlet pipe being partially full of water most of the time. The removal of the sanitary sewer line and regading of the area would allow the line to flow at full capacity.

Alternate Zelek raised a question if a presentation should have been made tonight due the fact the application was not submitted in accordance with the time line requirements out lined on the cover sheet of the application form. There was a general discussion between Commission members and the applicant (listen to audio tape for details of the discussion). It was the ruling of the Chair to continue on with the application.

Alternate Zelek asked if the discharge pipe (from Fountain Point) is being pulled back to the south to expand the wetland? Mr. Bongiovanni responded not necessarily. The intent would be not to create a large area of ponding water that could end up as a mosquito problem area.

Commissioner Pappa asked how much water would the new basin hold? Mr. Bongiovanni responded the basin would be designed to hold the 100 year storm that takes into account the full build out of the property.

Commissioner Igielski asked if both the sewer and water lines would be removed within the wetland? Mr. Bongiovanni responded yes.

Chairman Block asked the following questions:

- A. Why not combine both wetlands? Mr. Bongiovanni responded to provide for water quality for the area to the west.
- B. Why not naturalize the wetlands? Mr. Bongiovanni responded the existing vegetation will grow and take over.
- C. Will the evasive plants be removed? Mr. Bongiovanni responded yes.
- D. Will you remove the (abandoned) sanitary sewer line to the west of the proposed building (listen to audio tape for request)? Mr. Bongiovanni responded yes.

#### ITEM VC

##### APPLICATION 2008-3, Reservoir Road Drainage Project

Mr. Anthony Ferraro, Town Engineer, noted that this is a Town project to address a long standing drainage problem within the Reservoir Road drainage basin and entered the following remarks into the record:

- A. The existing drainage system in Reservoir Road becomes surcharged (and fails) during a major storm event.
- B. The primary problem occurs when excess flow (from the Chestnut Road area and westerly section of the Reservoir Road drainage system) collects in an open area south of Reservoir Road on school property west of the Anna Reynolds School.

- C. The build up of water over whelms the outlet pipe from the open area and flows overland and comes out around both sides other house at 97 Reservoir Road.
- D. In order to solve the problem, we have to get this (excess) flow from Point ‘A’ (outlet end of open space area) to Point “B” (outlet point of existing Reservoir Road drainage area) located on school property on the east side of the Anna Reynolds School
- E. A new pipe would be installed from outlet end of open space area easterly through school property to the existing watercourse that serves that as the outlet for the Reservoir Road drainage system.
- F. A rock ledge runs through the area on school property where the proposed new drainage line would be installed. The School Department supports the project because a rock knoll within the driveway would be removed to eliminate a safety problem for school buses.
- G. The regulated areas are located at the inlet end (wetland) and outlet end (watercourse) of the proposed pipe.
- H. The plan, which shows a new 48 inch RC pipe, being presented tonight is preliminary. A full set of plan would be available for the April meeting. The wetland on school property has been flagged. Almost all activity would occur within the upland review area. The over flow from the open space area would be directed into the new pipe.
- I. An environmental report is being prepared by REMA Ecological Services and will be ready for the April meeting.

Commissioner Igielski asked what drainage facilities currently exist on school property where the new construction would occur? Mr. Ferraro responded two (2) catch basins. It is possible additional basins may be added to the final plan.

Chairman Block asked why not install the new line around the school? Mr. Ferraro responded the route would be too long and would not get back to the end point (existing watercourse) because of a grade problem.

Commissioner Shaffer asked if the new pipe would handle the flow that now goes around the house? Mr. Ferraro responded yes.

Alternate Zelek asked if any safety concerns were expressed by the School Department? Mr. Ferraro responded on the inlet side of the pipe.

Commissioner Byer asked what about the outlet end of the pipe? Mr. Ferraro responded the inlet side of the pipe is most critical and probably some type of trash rack may be installed.

Commissioner Pappa asked how the project would be financed? Mr. Ferraro responded primarily from the Town side with assistance from the Board of Education.

Alternate Zelek asked if there is any inclination from the school to enhance the area for possible study areas? Mr. Ferraro responded not at this time.

#### ITEM VD

APPLICATION 2005-15, Replacement of Garfield Street Bridge

Mr. Anthony Ferraro, Town Engineer, entered the following remarks into the record:

- A. A permit was previously approved by the Commission for the project.
- B. The Town of Newington in February received approval from DEP to move forward with the project (put it out to bid). A review of the project file found that the permit ran out in October 2007.
- C. The town of Newington is requesting a one (1) extension of the permit.
- D. The project would be put out to bid in April with the work to be done during the months of July and August of 2008.

Chairman Block said the Commission would waive the rules and act on the request tonight.

#### ITEM VB

Application 2008-1, Water Main Installation, Styles Avenue

Recording Secretary Peter M. Arburr noted that the applicant's representative did not answer the question at the February meeting if the MDC was going to accept ownership of the water main. Chairman Block noted the omission would require written proof from the MDC that it would own the water main.

Mr. Patrick Haskell, Project Specialist, ENSR and representing the applicant, noted that following approval by the Town, a developer's agreement would be executed with the MDC. The MDC, following the installation of the water main, would take over ownership.

Chairman Block asked Mr. Ferraro if he was satisfied that the processed outlined by Mr. Haskell would result in the MDC owning the water main? Mr. Ferraro responded yes.

Chairman Block asked if the application was complete? Mr. Ferraro responded yes.

Motion made by Commissioner Igielski that based on the information before it, the Commission make a finding of fact that a public hearing is not necessary for Application 2008-1 because the proposed activities would not have a major impact or significant effect on the regulated areas. Motion seconded by Alternate Harlow.

Commissioner Igielski noted that the installation of the water main would benefit property owners in the area due to a ground water problem in the area.

Vote was 7 yes, 0 no and the motion was carried.

Mr. Ferraro passed out a list of suggested conditions for consideration by Commission members. There was a general discussion by Commission members (listen to audio tape for details).

Motion made by Commissioner Igielski to grant a permit by Summary Ruling for Application 2008-1 and subject to conditions. Motion was seconded by Alternate Harlow. There was no discussion. Vote was 7 yes, 0 no and motion was carried.

NOTE: Refer to audio tape or "Official Notification of Action" for conditions of the permit.

Motion made by Commissioner Byer to add ITEM VI B-Request for Permit Extension for PERMIT (APPLICATION) 2005-15 to the agenda and was seconded by Commissioner Shaffer. There was no discussion. Vote was 7 yes, 0 no and the motion was carried.

#### ITEM VI B

PERMIT (APPLICATION) 2005-15, Replacement of Garfield Street Bridge

Motion made by Commissioner Igielski to grant a permit extension of one (1) year for PERMIT (APPLICATION) 2005-15. All conditions of the original permit remain in full force and effect. Motion seconded by Alternate Harlow. There was no discussion. Vote was 7 yes, 0 no and motion was carried.

#### ITEM VII

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS: NONE

#### ITEM VIII

COMMUNICATIONS AND REPORTS

- A. Mr. Ferraro passed out a revised one (1) page application form to Commission members. Chairman Block noted the existing application form, which is composed of several pages, can be streamlined onto one (1) page. There was a brief discussion among Commission members (listen to audio tape for details). Commissioner Blocked requested that Commission members take it (revised application form) home and review it.
- B. Alternate Harlow noted that he was informed that some major cutting had taken place on wetland behind St. Mary's Church by the Town of Newington. There was a discussion among Commission Members (listen to audio tape for details). It was a vote of the Commission to place the item on to the April Agenda.

Motion made by Commissioner Shaffer to adjourn meeting at 8:35 p.m. and was seconded by Alternate Harlow. There was no discussion. Vote was 7 yes, 0 no and motion was carried.

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Peter M. Arbur, Recording Secretary

Commission Members  
Tayna Lane, Town Clerk  
Town Manager John Salamone  
Edmund Meehan, Town Planner  
Councilor Myra Cohen  
Chairman, Town Plan and Zoning Commission  
Anthony Ferraro, Town Engineer  
Ben Ancona Jr., Esquire, Town Attorney  
Lucy Robbins Wells Library (2)